



## ICI LAND TRANSACTION SUMMARY

13076 Leslie Street

### GENERAL SUMMARY

Record Status: Final

Inventory Number: ON-ICI-2010-11-10-10-1408

Address: 13076 Leslie Street

Location: Located on the west side of Leslie Street, north of Bethesda Side Road

Region: York

Municipality: Richmond Hill

Event Date: 2010-11-10

Land Use: Other

Price: \$6,800,000.00

Land Area (acres): 36.231

Price per Acre: \$187,685

Price per Sq Ft Buildable:

Estimated Time to Develop: Long Term

Sale Type: Market

Percentage Transferred: 100.00%

Estate Type: Fee Simple

Brokers: The Behar Group (Y Behar)



### LEGAL DETAILS

PIN(s): 03204-0103

Legal Description: Part of Lot 6, Concession 2, designated as Parts 3, 5 and 6 on Plan 65R-21423, Save and Except Parts 3 and 4 on Plan 65R-23011

Lot Details: Frontage on Leslie Street: 473.29 feet (Irregular)

Lot Area: 36.231 acres

Vendors: Beth Olam Cemetery Corp.

Signing Officer: Martin Lederman, ASO

Address: c/o 5287 Yonge Street, Toronto, Ontario, M2N 5R3

Purchasers: Toronto Muslim Cemetery Corp. - User

Signing Officer: Sabi Ahsan, ASO

Address: 117 Woodward Avenue, Thornhill, Ontario, L3T 1G1

### PRICE STRUCTURE

Cash Price:	\$3,910,500.00	(58%)
Assumed Price:	\$0.00	(0%)
VTB Price:	\$2,889,500.00	(42%)
Other Considerations Price:	\$0.00	(0%)
Chattels Price:	\$0.00	(0%)
Total Price:	\$6,800,000.00	
Percentage Transferred:	100	.00%
100% Equivalent:	\$6,800,000.00	

### MORTGAGE 1

MORTGAGE TYPE: VTB

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PRIMARY LENDER: Beth Olam Cemetery Corp.

SECONDARY LENDER:

TERTIARY LENDER:

INTEREST RATE: 0%

PRINCIPAL AMOUNT: \$2,889,500.00

CALCULATION PERIOD:

PAYMENT FREQUENCY: Monthly

PAYMENT AMOUNT: \$100,000

COMMENCEMENT DATE: 11/30/2010

MATURITY DATE: 01/31/2013

INSTRUMENT DATE: 11/10/2010

SEE REMARKS:

## PROPERTY DETAILS

### Land Use Details:

The Town of Richmond Hill Official Plan designates the property ORM Natural Linkage Area. The Zoning By-law classifies the property R, a rural classification which regulates maximum gross floor area through parking, setback and landscaping requirements.

## GENERAL NOTES

### General Remarks:

At the time of sale, the property was improved with a single family detached residential dwelling.

As of November, 2010, no applications had been submitted to the Town of Richmond Hill Planning Department regarding development of the property.

It is our understanding that the Purchaser had acquired the property in order to use the land for a future cemetery.

The total consideration of \$6,800,000 represents a price per acre of \$187,685.

## PROPERTY LOCATION

### Surrounding Uses:

## SITE IMAGE

Site Image:



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